

Model Smoking Policies for Multi-unit Residential Facilities

Office of the
State Fire Marshal

<http://www.wsp.wa.gov/fire/firemars.htm>



1

No Smoking Permitted:

SMOKING: Due to the increased risk of fire, and the known adverse health effects of secondhand smoke, smoking is prohibited in any area of the property, both private and common, whether enclosed or outdoors. This policy applies to all owners, tenants, guests, employees, and servicepersons.

Violations of this section could result in termination of the lease and eviction and forfeiture of any damage deposit.

Include in the "Definitions" section of the lease or CC&Rs:

***SMOKING:** The term "Smoking" means inhaling, exhaling, burning or carrying any lighted cigar, cigarette, or other tobacco or herbal product in any manner or in any form.*

2

Smoking Restricted in Common Areas and Near Entrances, Windows, Ventilation Intakes

Smoking: Due to the increased risk of fire, and the known adverse health effects of secondhand smoke, smoking is prohibited in all common areas. These common areas include but are not limited to: building entrances, hallways, exercise and swimming pool areas, and laundry rooms. Further, in accordance with Washington Administrative Code 296-800-24005 smoking is prohibited in any office work environment; this includes rental/sales offices on the property. Smoking is also prohibited within 30 feet of all entrances, doors, windows and ventilation intakes. This policy applies to all owners, tenants, guests, employees, and servicepersons.

Violations of this section could result in termination of the lease and eviction.

Include in the "Definitions" section of the lease or CC&Rs:

***SMOKING:** The term "Smoking" means inhaling, exhaling, burning or carrying any lighted cigar, cigarette, or other tobacco or herbal product in any manner or in any form.*

3

Smoking Restricted in Common Areas Only:

Smoking: Due to the increased risk of fire, and the known adverse health effects of secondhand smoke, smoking is prohibited in all common areas. These common areas include but are not limited to: building entrances, hallways, exercise and swimming pool areas, and laundry rooms. Further, in accordance with Washington Administrative Code 296-800-24005, smoking is prohibited in any office work environment; this includes rental/sales offices on the property. This policy applies to all owners, tenants, guests, employees, and servicepersons.

Smoking may be permitted in individual apartments. If smoking is allowed, the tenant must ensure that smoke does not enter common areas or neighboring apartments through open doors, windows, ventilation systems or other means.

Violations of this section could result in termination of the lease and eviction.

Include in the "Definitions" section of the lease or CC&Rs:

***SMOKING:** The term "Smoking" means inhaling, exhaling, burning or carrying any lighted cigar, cigarette, or other tobacco or herbal product in any manner or in any form.*

Reference: Washington State Department of Health, Policy and Enforcement, Tobacco Prevention and Control Program.